

Breathtaking 5 bedroom house set on over a hectare of land with ponds. A nature lovers paradise!



## INFORMATION

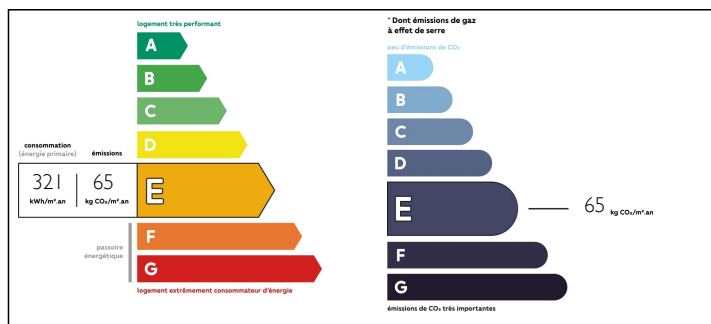
Town:	Coadout
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	11450 m2

## IN BRIEF

Set in a nature lovers paradise is this stunning, well maintained and thoroughly loved property! The house is light, spacious and has 5 bedrooms. An absolute gem in the stunning countryside of central Brittany!

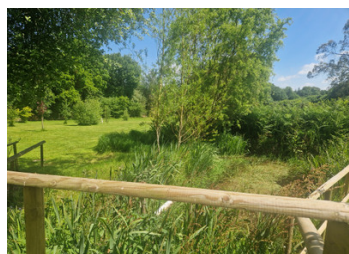


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### The House

On the ground floor

- Entrance hall
- Sun lounge
- Lounge with wood burner
- Office
- Dining room
- Kitchen
- Bedroom 1
- Shower room
- WC

On the first floor

- Landing
- Bedroom 2 with ensuite shower room
- Bedroom 3 with ensuite shower room
- WC and sink
- Bedroom 4/office
- Bedroom 5

Under the house is a basement with a summer kitchen and office.

Garage

Boiler room

### Outside

- Sun deck and terrace hugging the house
- Main pond with numerous small ones
- Orchard
- Vegetable patch
- Lawned area
- Well
- Storage barn
- Wood store
- Workshop

This property is just fabulous and a must see!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES